

PLEASE JOIN US FOR A

# COMMUNITY MEETING

TO DISCUSS THE FUTURE OF THE

## UNION HOSPITAL PROPERTY

DATE: MONDAY, SEPTEMBER 17th

TIME: 6:00 to 8:00PM

LOCATION: KNIGHTS OF COLUMBUS  
177 LYNNFIELD STREET

*Please join us to learn more about the future of the Union Hospital properties and to provide your input.*

In October of 2019 North Shore Medical Center (NSMC), a member of Partners HealthCare, will consolidate hospital-based medical, surgical and behavioral health services to the NSMC Salem Hospital Campus. On the current Union Hospital campus, NSMC will build a medical village facility that will include urgent care, lab and radiology services, outpatient psychiatry and a primary care and specialty care practice.

The medical village will occupy about 1/4 of the 20-acre campus. Partners HealthCare plans to sell the remainder of the property.

Lynn city leaders are conducting a study, facilitated by the Metropolitan Area Planning Council (MAPC), to better understand the community's preferences for developing the remainder of the property and to recommend changes to the zoning on the property.

The second community meeting of this study is scheduled for Monday, September 17 from 6 p.m. to 8 p.m. at the Knights of Columbus. This meeting will continue the conversation from the first community meeting, present findings from the community survey, and explore possible future alternatives on the property.



If you need special assistance or translation services, please contact MAPC at (617) 933-0760 or [JFIALA@MAPC.ORG](mailto:JFIALA@MAPC.ORG)

Si necesita asistencia especial o servicios de traducción, comuníquese con MAPC al (617) 933-0760 o [JFIALA@MAPC.ORG](mailto:JFIALA@MAPC.ORG)



**INTERACTIVE COMMUNITY SURVEY**

Fill in your answers on this form and return by email to [Jfiala@mapc.org](mailto:Jfiala@mapc.org)  
or mail to Josh Fiala at MAPC 60 Temple Place Boston, MA 02111

**1**  
INTRODUCTORY SURVEY**1A. What is your primary relationship to Union Hospital?**

☐ A Patron ☐ B Employee ☐ C Neighbor ☐ D Supporter ☐ E Other

**1B. Where do you live in relation to Union Hospital?**

☐ A Neighbor ☐ B Ward 1 ☐ C City of Lynn ☐ D North Shore ☐ E Other

**1C. What brought you out to tonight's community meeting?**


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**1D. What is your top priority or goal for the Union Hospital property?**


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**Potential Uses Part 1 - Should each of the following be considered for Woodland Ave. N.?****2A. Single family homes (standard lot)**

☐ A Yes ☐ B No ☐ C Not sure

**2B. Single family homes (compact/clustered lot)**

☐ A Yes ☐ B No ☐ C Not sure

**2C. Two family homes**

☐ A Yes ☐ B No ☐ C Not sure

**2D. Rowhouses/townhouses**

☐ A Yes ☐ B No ☐ C Not sure

**2E. Multifamily**

☐ A Yes ☐ B No ☐ C Not sure

**2F. Senior living**

☐ A Yes ☐ B No ☐ C Not sure

**2G. Open Space**

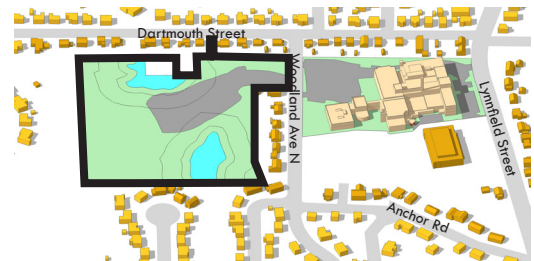
☐ A Yes ☐ B No ☐ C Not sure

**2H. What other possibilities should be considered for the Woodland Ave. N. portion of the property?**


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**Location Diagram****2**  
DEVELOPING A VISION SURVEY



**Potential Uses Part 2 - Should each of the following be considered for Lynnfield Street?****3A. Rowhouses/townhouses**

☐ A Yes ☐ B No ☐ C Not sure

**3B. Multifamily**

☐ A Yes ☐ B No ☐ C Not sure

**3C. Artist live/work space**

☐ A Yes ☐ B No ☐ C Not sure

**3D. Senior living**

☐ A Yes ☐ B No ☐ C Not sure

**3E. Mixed use**

☐ A Yes ☐ B No ☐ C Not sure

**3F. Retail stores**

☐ A Yes ☐ B No ☐ C Not sure

**3G. Restaurants**

☐ A Yes ☐ B No ☐ C Not sure

**3H. Commercial/medical office**

☐ A Yes ☐ B No ☐ C Not sure

**3I. Clinic, nursing home**

☐ A Yes ☐ B No ☐ C Not sure

**3J. Billboards, outdoor advertising**

☐ A Yes ☐ B No ☐ C Not sure

**3K. Greenhouse, commercial greenhouse**

☐ A Yes ☐ B No ☐ C Not sure

**3L. Open Space**

☐ A Yes ☐ B No ☐ C Not sure

**3M. What other possibilities should be considered for the Lynnfield Street portion of the property?**


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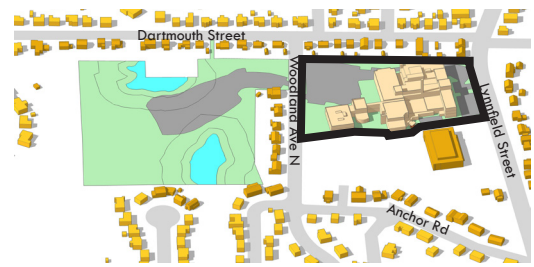
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**3N. Would you increase density on the Lynnfield Street portion of the property to increase open space on the Woodland Ave N portion of the property?**

☐ A Yes ☐ B No ☐ C Not sure

**3O. Would you increase density on the Woodland Ave N portion of the property to decrease density on the Lynnfield Street portion of the property?**

☐ A Yes ☐ B No ☐ C Not sure

**Location Diagram**

The background of the slide is a faded, light-colored photograph of a large, multi-story brick building, identified as Union Hospital. The building has many windows and a central entrance area. Some trees and foliage are visible in the foreground and to the sides of the building.

# **Union Hospital Re-use Planning Study Community Meeting #1**

**August 27, 2018**

# WELCOME AND INTRODUCTIONS



## CITY OF LYNN

- **Mayor Thomas McGee**
- **Councilor Wayne Lozzi**
- **Lynn EDIC**

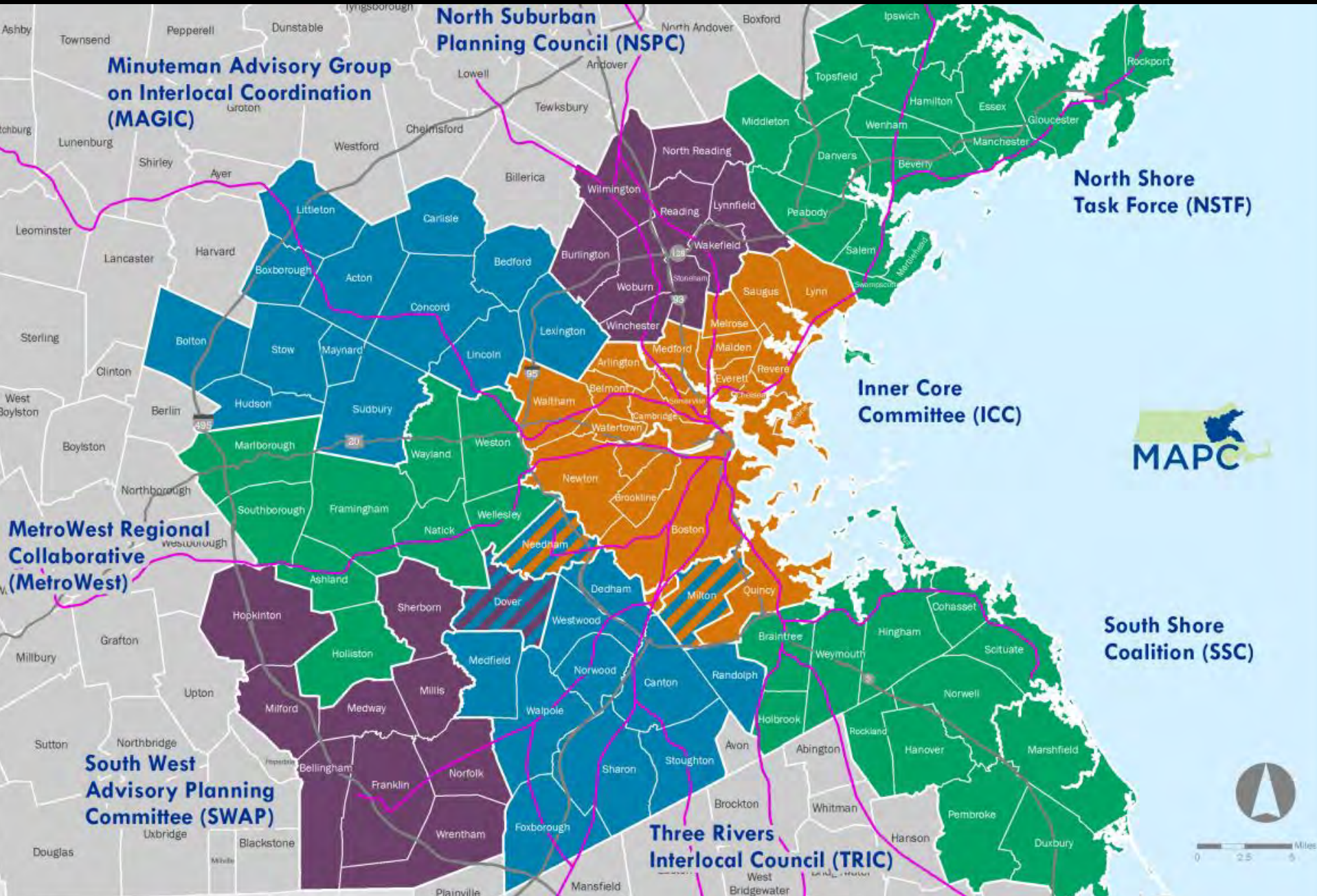


## METROPOLITAN AREA PLANNING COUNCIL

- **Josh Fiala** AIA AICP LEED AP
- **Cynthia Wall**
- **Mark Racicot**



# MAPC - REGIONAL PLANNING AGENCY



# MEETING AGENDA



## **SURVEY: WELCOME AND INTRODUCTION**



## **MAPC PRESENTATION**

- Purpose of this study
- Background and context
- Considering potential uses



## **SURVEY: DEVELOPING A VISION**



## **QUESTIONS AND ANSWERS**



## **NEXT STEPS**





## SURVEY: WELCOME AND INTRODUCTION

**\*IN MEETING ONLY\***  
***PLEASE USE YOUR PHONE***  
***(OR PAPER SURVEY)***

TO CONNECT TO THE INTERACTIVE SURVEY

**TEXT:**

**MAPCMTG**

**TO:**

**22333**

ONCE TO JOIN



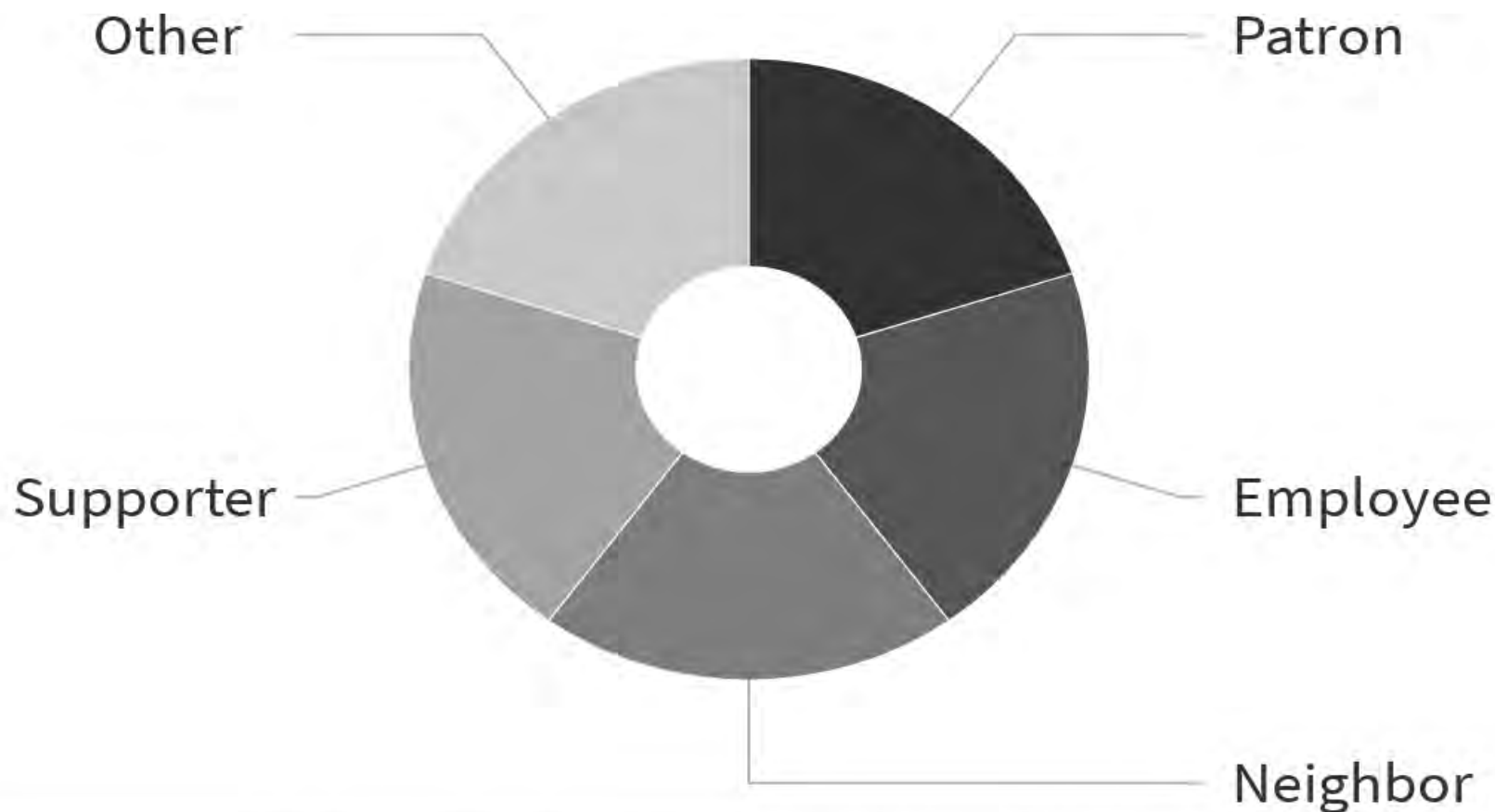




# SURVEY: WELCOME AND INTRODUCTION

## 1A. What is your primary relationship to Union Hospital?


Patron A Employee B Neighbor C Supporter D Other E











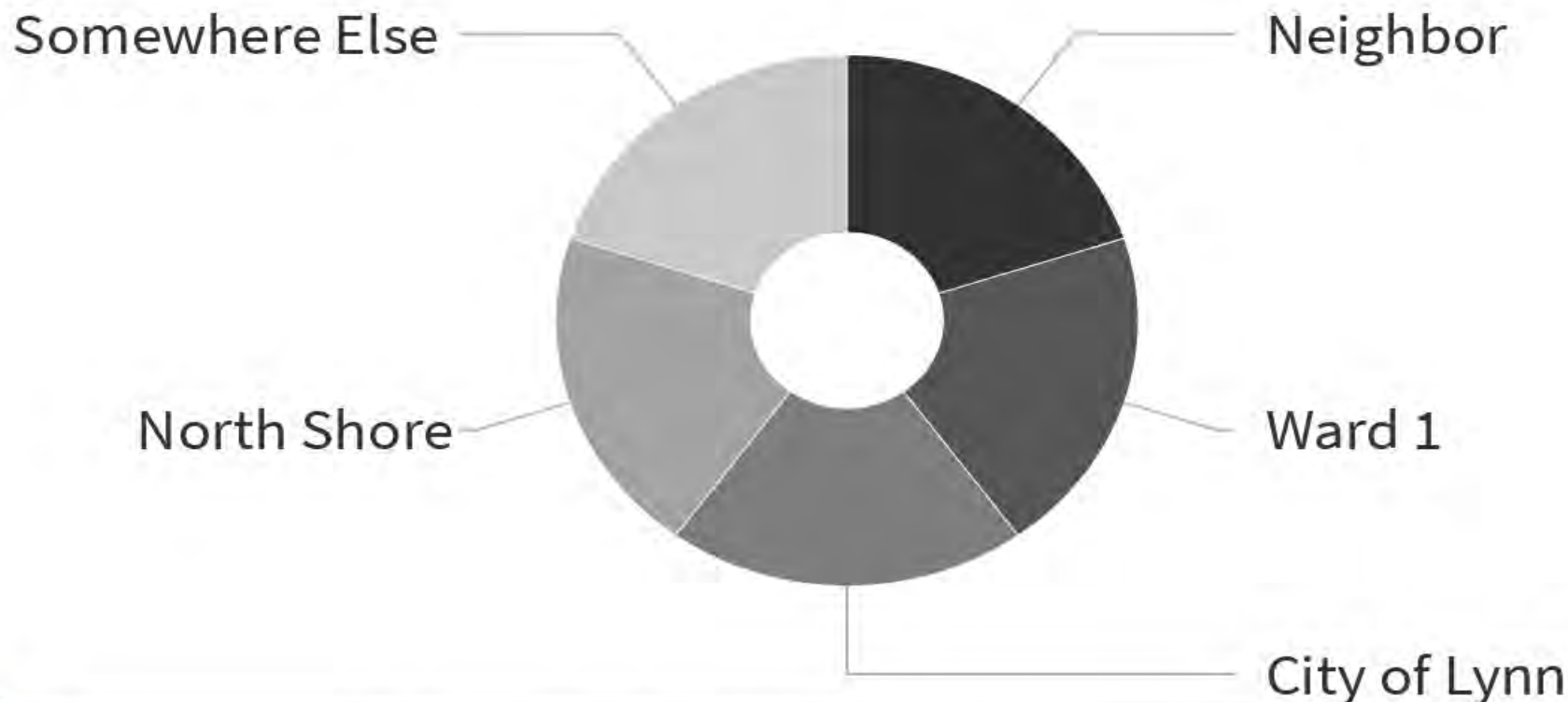
# SURVEY: WELCOME AND INTRODUCTION

## 1B. Where do you live in relation to Union Hospital?

 When poll is active, respond at **PollEv.com/mapcmtg**

 Text **MAPCMTG** to **22333** once to join

 Neighbor **A**  Ward 1 **B**  City of Lynn **C**  North Shore **D**  Somewhere Else **E**







## **SURVEY: WELCOME AND INTRODUCTION**

**1C. What brought you out to tonight's community meeting?**



## **SURVEY: WELCOME AND INTRODUCTION**

**1D. What is your top priority or goal for the Union Hospital property?**





# MAPC PRESENTATION

- **Purpose of this study**
- **Background and context**
- **Considering potential uses**



# ABOUT THIS STUDY



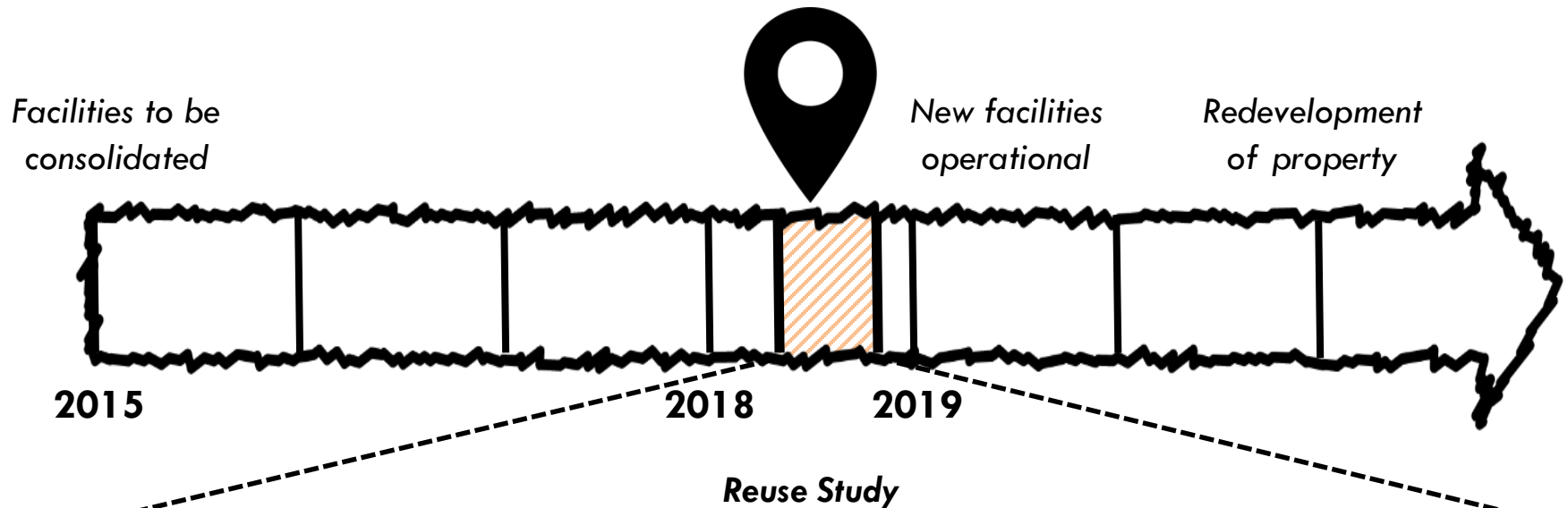


# ABOUT THIS STUDY

- Requested by the City
- Funded by North Shore Medical Center and MAPC
- Facilitated by MAPC
- Exploring the **potential future** of the NSMC property
- Documenting the **community's preferences**
- Identifying **shared goals** for the property
- **Recommending zoning** and other activities to enable positive next steps for the property
- Tonight we opening a conversation to be continued in September
- **We are here to learn about your “vision”, concerns, and opportunities for the property**

# ABOUT THIS STUDY

A small part of a larger process



## JULY

- Initial meeting
- Existing conditions analysis
- Site visit

## AUGUST

- Existing conditions analysis
- **Community Meeting #1**
- Confirmation of goals and potential opportunities

## SEPTEMBER

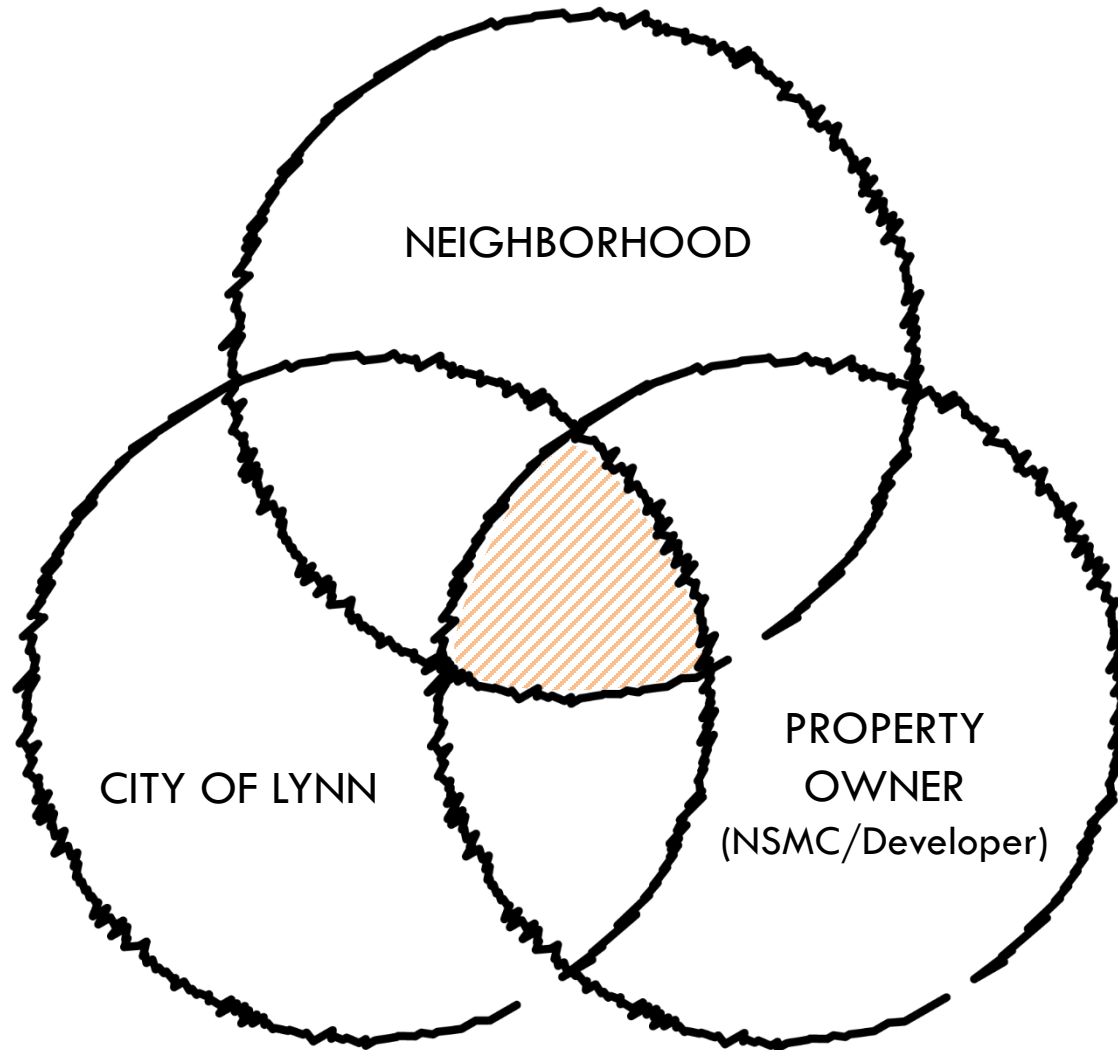
- **Community Meeting #2**
- Analysis of potential opportunities
- Analysis of feasibility

## OCTOBER

- Final zoning recommendations

# ABOUT THIS STUDY

Searching for shared interests





# PROJECT CONTEXT - HISTORY

- *Special Permit approval – 1950*
- *Building fund launched and new hospital opened - 1953*
- *Lynn Hospital merged with Union Hospital – 1983*
- *Hospital acquired by North Shore Medical Center – 1997*
- *Health care landscape continues to evolve*



# PROJECT CONTEXT – OTHER FACILITIES IN THE REGION

*Malden Hospital*



*Quincy Hospital*



*Symmes Hospital,  
Arlington*



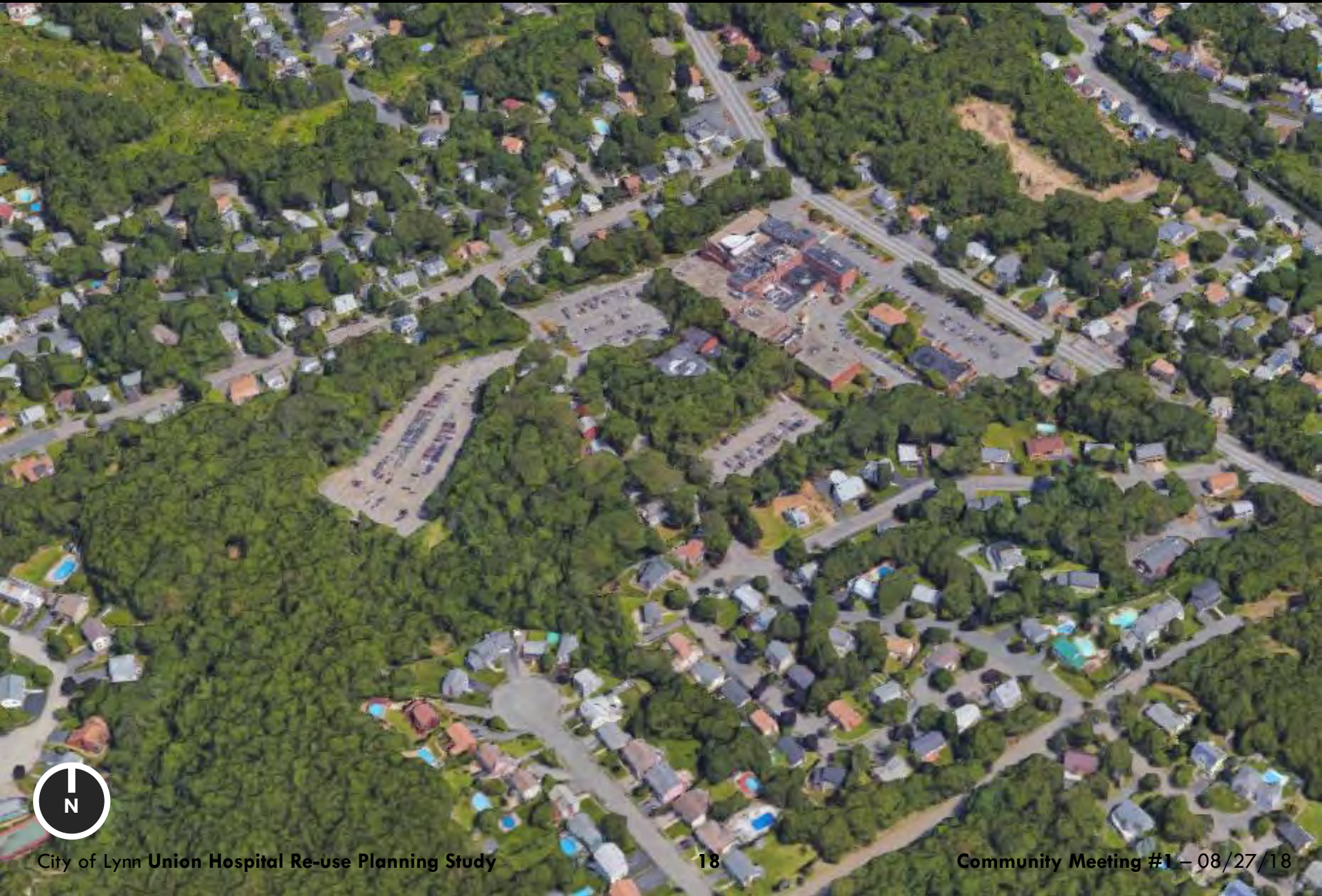


# PROPERTY CONTEXT – ½ MILE





# PROPERTY CONTEXT – ¼ MILE





# PROPERTY CONTEXT – ¼ MILE





# PROPERTY CONTEXT – ¼ MILE





# NORTH SHORE MEDICAL CENTER (NSMC) PROPERTY

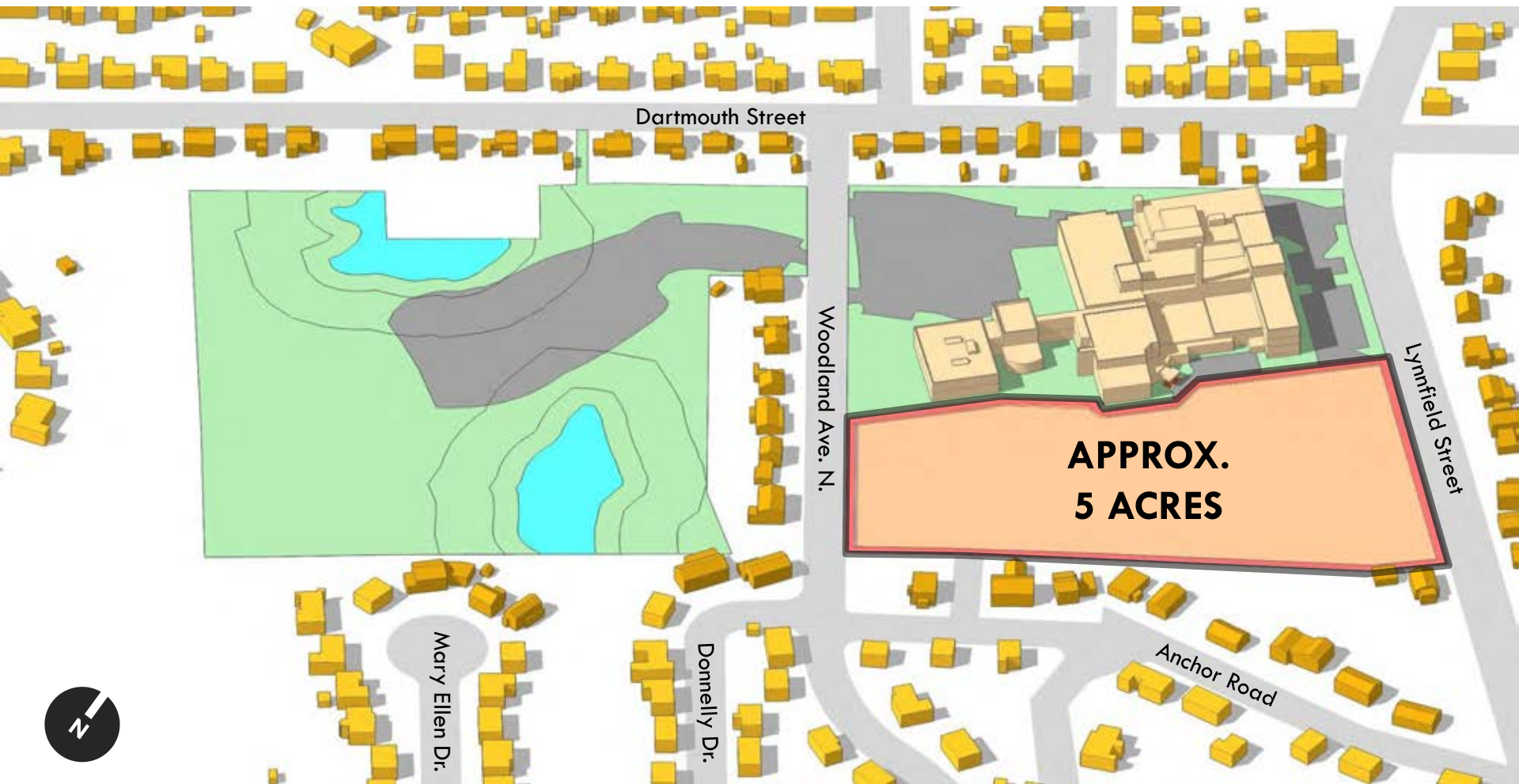


# FUTURE MEDICAL VILLAGE PROPERTY





# FUTURE MEDICAL VILLAGE PROPERTY





# EXISTING PROPERTY SUBJECT TO STUDY

**TOTAL:  
APPROX. 14.2 ACRES**



# EXISTING PROPERTY SUBJECT TO STUDY

**Wetland Streams  
(require confirmation)**

**Wetland  
1.1 Acres**

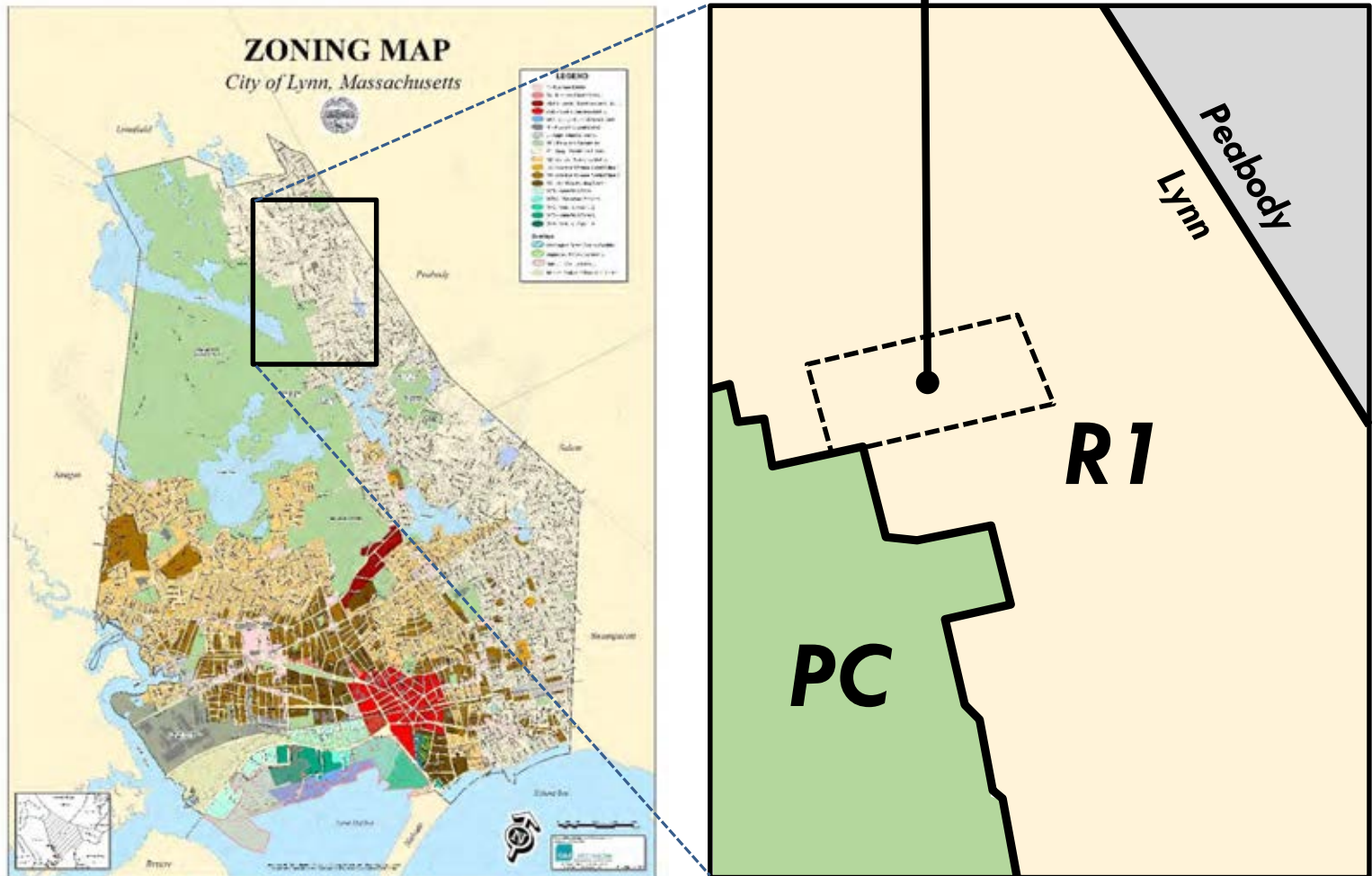
**TOTAL:  
APPROX. 14.2 ACRES**



**DEVELOPABLE: APPROX. 13.1 ACRES**

# PROJECT CONTEXT - ZONING

- **Current Zoning:**  
**(R1) Single Residence District**





# CONSIDERING POTENTIAL USES





## SURVEY: DEVELOPING A VISION

**\*IN MEETING ONLY\***  
***PLEASE USE YOUR PHONE***  
***(OR PAPER SURVEY)***

TO CONNECT TO THE INTERACTIVE SURVEY

**TEXT:**

**MAPCMTG**

**TO:**

**22333**

ONCE TO JOIN





## SURVEY: DEVELOPING A VISION – Woodland Ave N

Potential future uses – **Single family homes (standard lot)**







## SURVEY: DEVELOPING A VISION – Woodland Ave N

2A. Should single family homes (standard lot) be considered for Woodland Ave N?



Yes

No

Not sure



## SURVEY: DEVELOPING A VISION – Woodland Ave N

Potential future uses – **Single family homes (compact/clustered lot)**







## SURVEY: DEVELOPING A VISION – Woodland Ave N

2B. Should single family homes (compact/clustered lot) be considered for Woodland Ave N?



Yes

No

Not sure



## SURVEY: DEVELOPING A VISION – Woodland Ave N

Potential future uses – **Two family homes**









# SURVEY: DEVELOPING A VISION – Woodland Ave N

## 2C. Should two family homes be considered for Woodland Ave?



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Yes

No

Not sure

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# SURVEY: DEVELOPING A VISION – Woodland Ave N

## Potential future uses – Rowhouses/townhouses







## SURVEY: DEVELOPING A VISION – Woodland Ave N

2D. Should rowhouses/townhouses be considered for Woodland Ave N?



Yes

No

Not sure



## SURVEY: DEVELOPING A VISION – Woodland Ave N

### Potential future uses – **Multifamily**







## SURVEY: DEVELOPING A VISION – Woodland Ave N

2E. Should multifamily be considered for Woodland Ave N?

Yes

No

Not sure



## SURVEY: DEVELOPING A VISION – Woodland Ave N

### Potential future uses – **Senior living**







## SURVEY: DEVELOPING A VISION – Woodland Ave N

2F. Should senior living be considered for Woodland Ave N?



Yes

No

Not sure



## SURVEY: DEVELOPING A VISION – Woodland Ave N

2G. Should open space be considered for Woodland Ave N?

Yes

No

Not sure

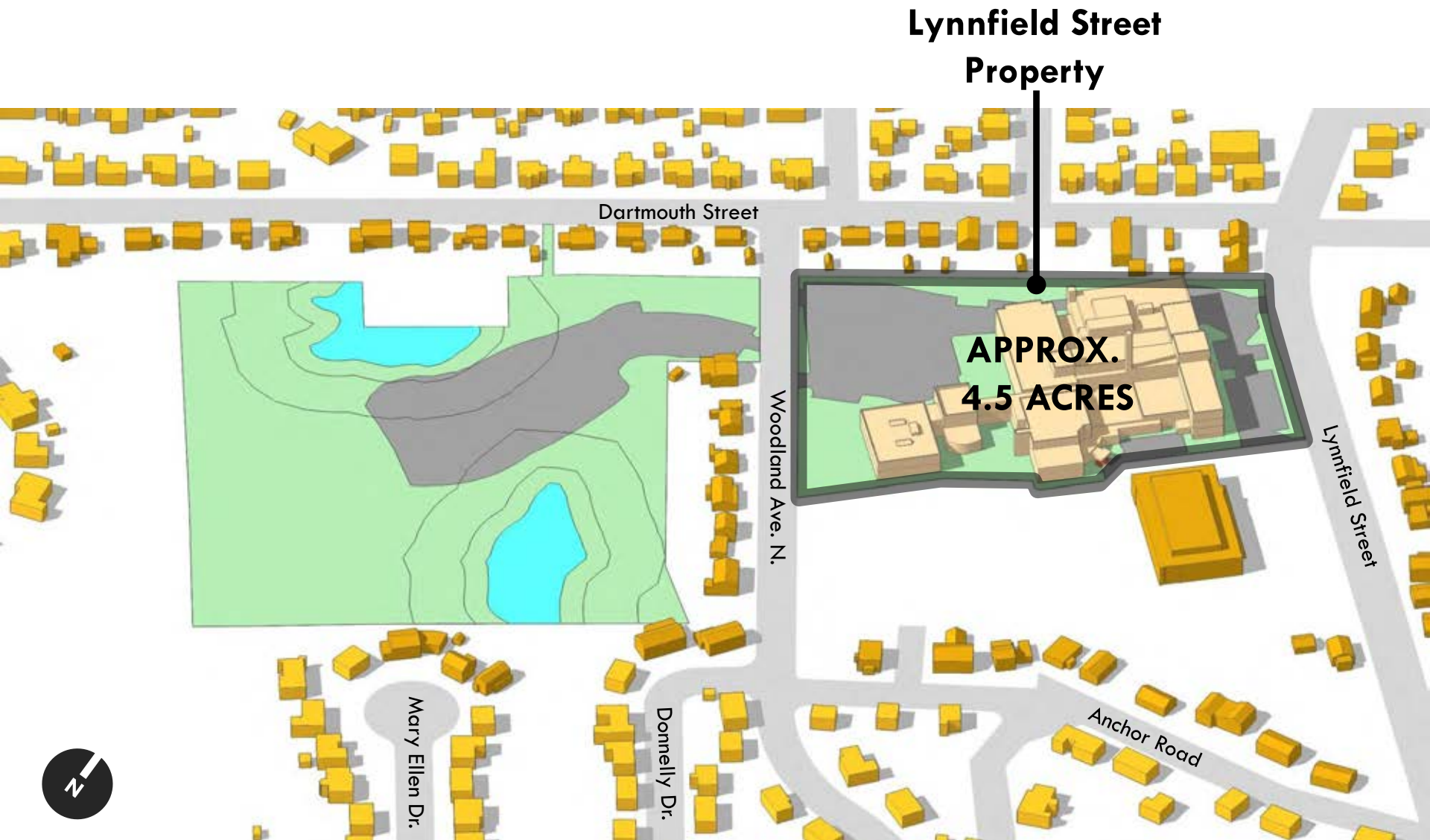




## **SURVEY: DEVELOPING A VISION – Woodland Ave N**

**2H. What other possibilities should be considered for the Woodland Ave N portion of the property?**

# CONSIDERING POTENTIAL USES





## SURVEY: DEVELOPING A VISION – Lynnfield St

**\*IN MEETING ONLY\***  
***PLEASE USE YOUR PHONE***  
***(OR PAPER SURVEY)***

TO CONNECT TO THE INTERACTIVE SURVEY

**TEXT:**

**MAPCMTG**

**TO:**

**22333**

ONCE TO JOIN







# SURVEY: DEVELOPING A VISION – Lynnfield St

## Potential future uses – Rowhouses/townhouses





# SURVEY: DEVELOPING A VISION – Lynnfield St

## 3A. Should rowhouses/townhouses be considered for Lynnfield Street?



When poll is active, respond at **PollEv.com/mapcmtg**



Text **MAPCMTG** to **22333** once to join

Yes

No

Not sure

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# SURVEY: DEVELOPING A VISION – Lynnfield St

## Potential future uses – **Multifamily**








# SURVEY: DEVELOPING A VISION – Lynnfield St

## 3B. Should multifamily be considered for Lynnfield Street?



 When poll is active, respond at **PollEv.com/mapcmtg**

 Text **MAPCMTG** to **22333** once to join

Yes

No

Not  
sure



## SURVEY: DEVELOPING A VISION – Lynnfield St

### 3C. Should artist live/work space be considered for Lynnfield Street?



Yes

No

Not sure



# SURVEY: DEVELOPING A VISION – Lynnfield St

## Potential future uses – **Senior living**









# SURVEY: DEVELOPING A VISION – Lynnfield St

## 3D. Should senior living be considered for Lynnfield Street?



 When poll is active, respond at **PollEv.com/mapcmtg**  
 Text **MAPCMTG** to **22333** once to join

Yes

No

Not sure

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# SURVEY: DEVELOPING A VISION – Lynnfield St

## Potential future uses – **Mixed use**





# SURVEY: DEVELOPING A VISION – Lynnfield St

## 3E. Should mixed use be considered for Lynnfield Street?



When poll is active, respond at **PollEv.com/mapcmtg**  
Text **MAPCMTG** to **22333** once to join

Yes

No

Not sure

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## SURVEY: DEVELOPING A VISION – Lynnfield St

### Potential future uses – **Retail stores**





# SURVEY: DEVELOPING A VISION – Lynnfield St

## 3F. Should retail stores be considered for Lynnfield Street?



When poll is active, respond at **PollEv.com/mapcmtg**  
Text **MAPCMTG** to **22333** once to join

Yes

No

Not sure

Start the presentation to see live content. Still no live content? Install the app or get help at [PollEv.com/app](https://PollEv.com/app)



## SURVEY: DEVELOPING A VISION – Lynnfield St

### Potential future uses – Restaurants







## SURVEY: DEVELOPING A VISION – Lynnfield St

3G. Should restaurants be considered for Lynnfield Street?



Yes

No

Not sure

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## SURVEY: DEVELOPING A VISION – Lynnfield St

Potential future uses – **Commercial/medical office**





## SURVEY: DEVELOPING A VISION – Lynnfield St

3H. Should commercial/medical office be considered for Lynnfield Street?



Yes

No

Not sure





# SURVEY: DEVELOPING A VISION – Lynnfield St

Potential future uses – **Clinic, nursing home**





## SURVEY: DEVELOPING A VISION – Lynnfield St

### 31. Should clinic, nursing home be considered for Lynnfield Street?



When poll is active, respond at **PollEv.com/mapcmtg**



Text **MAPCMTG** to **22333** once to join

Yes

No

Not sure

Start the presentation to see live content. Still no live content? Install the app or get help at [PollEv.com/app](https://PollEv.com/app)



## SURVEY: DEVELOPING A VISION – Lynnfield St

3J. Should billboards, outdoor advertising be considered for Lynnfield Street?







## SURVEY: DEVELOPING A VISION – Lynnfield St

3K. Should greenhouse, commercial greenhouse be considered for Lynnfield Street?



When poll is active, respond at **PollEv.com/mapcmtg**




Text **MAPCMTG** to **22333** once to join



## SURVEY: DEVELOPING A VISION – Lynnfield St

### 3L. Should open space be considered for Lynnfield Street?

 When poll is active, respond at **PollEv.com/mapcmtg**

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## **SURVEY: DEVELOPING A VISION – Lynnfield St**

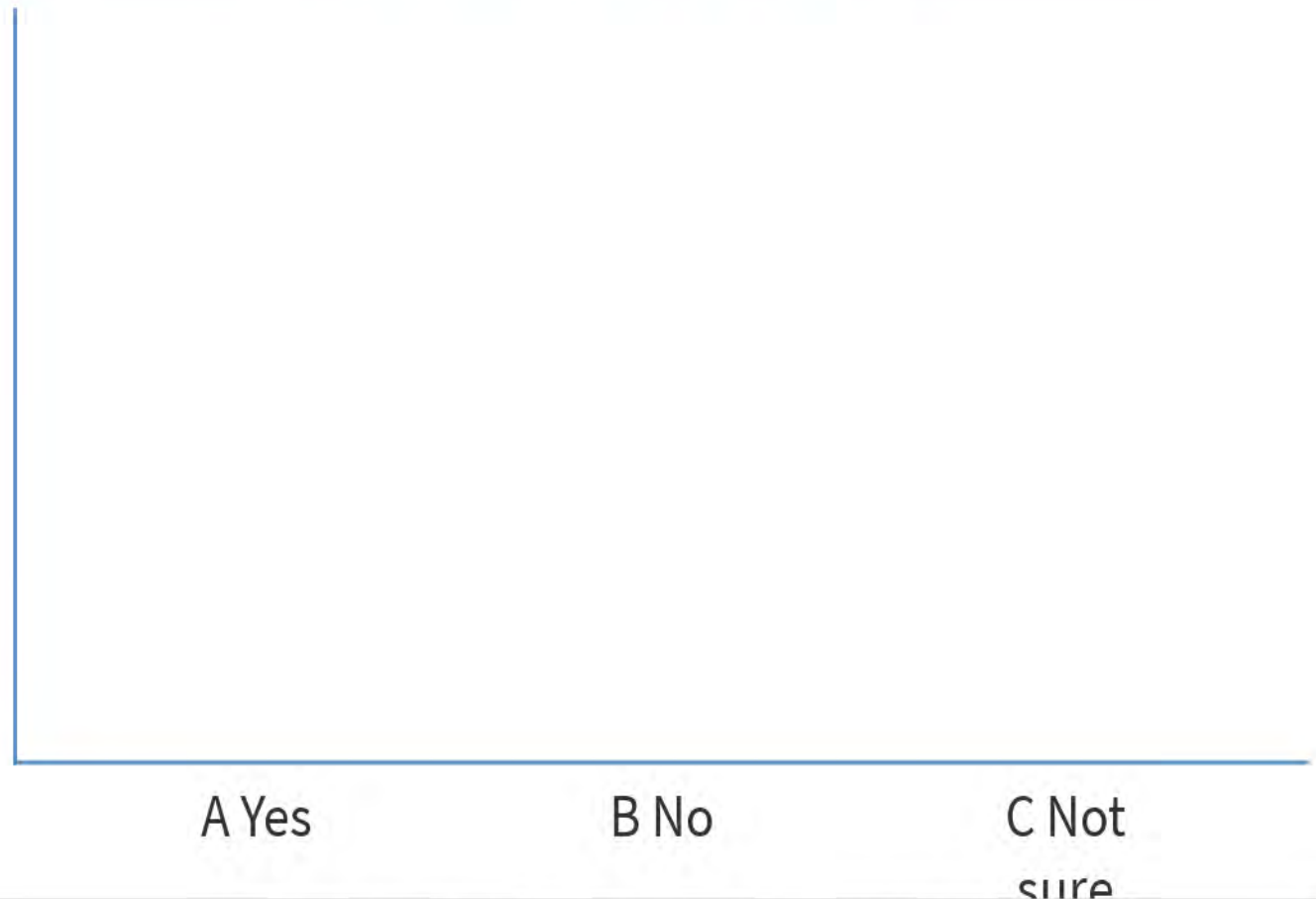
**3M. What other possibilities should be considered for the Lynnfield Street portion of the property?**





## SURVEY: DEVELOPING A VISION – Lynnfield St

3N. Would you increase density on the Lynnfield Street portion of the property to increase open space on the Woodland Ave N portion of the property?





## SURVEY: DEVELOPING A VISION – Lynnfield St

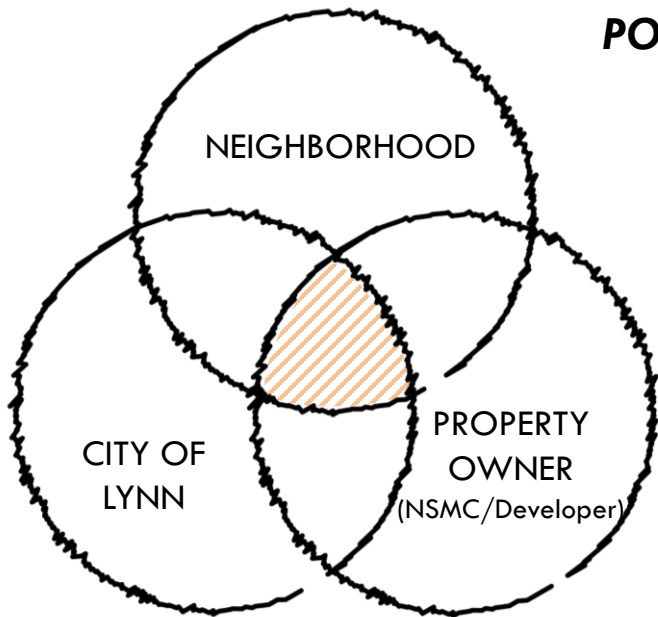
30. Would you increase density on the Woodland Ave N portion of the property to decrease density on the Lynnfield Street portion of the property?

A Yes

B No

C Not  
sure

# CONSIDERING POTENTIAL USES



## POTENTIAL USE



## POTENTIALLY ACCEPTABLE TO:

### • NEIGHBORHOOD/COMMUNITY

- CITY
- NSMC AND FUTURE DEVELOPER

## PHYSICALLY POSSIBLE:

- FIT THE POTENTIAL USE ON THE SITE(S)

## LEGALLY PERMISSIBLE:

- CURRENT ZONING – R1 SINGLE RESIDENCE
- DOVER AMENDMENT
- POTENTIAL ZONING CHANGES

## FINANCIALLY FEASIBLE:

- LAND VALUE
- MARKET CONTEXT



# CONSIDERING POTENTIAL USES

**Approx. 24 Single  
Family Home Lots**

**Approx. 18 Single  
Family Home Lots**



# CONSIDERING POTENTIAL USES

**Approx. 24 Single  
Family Home Lots**

**Re-use of medical  
facility**





# QUESTIONS AND ANSWERS







## NEXT STEPS

- **Analysis and illustration of potential opportunities**
- **Analysis of feasibility**
- **Zoning recommendations**
- **Community Meeting #2**  
**Monday, September 17, 2018**  
**6:00 to 8:00pm**  
**Knight of Columbus**